

**Zoning Ordinance Approval**  
**CITY OF AUSTIN**  
**RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: 75**  
**AGENDA DATE: Thu 12/15/2005**  
**PAGE: 1 of 1**

**SUBJECT:** C814-99-0001.04 - Avery Ranch PUD Amendment #4 - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 14900 Avery Ranch Boulevard and 10550 Parmer Lane (Brushy Creek Watershed) from planned unit development (PUD) district zoning to planned unit development (PUD) district zoning (amendment to allow additional permitted uses). First reading approved on October 6, 2005. Vote: 7-0. Applicant: Shoal Creek, Ltd. Robert D. Wunsch. Agent: Waterstone Development (Theresa Canchola). City Staff: Sherri Sirwaitis, 974-3057.

**REQUESTING** Neighborhood Planning **DIRECTOR'S**  
**DEPARTMENT:** and Zoning **AUTHORIZATION:** Greg Guemsey

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**SECOND/THIRD READING SUMMARY SHEET**

**ZONING CASE NUMBER:** C814-99-0001.04 (Avery Ranch PUD Amendment #4)

**REQUEST:**

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as 14900 Avery Ranch Boulevard and 10550 Parmer Lane from PUD, Planned Unit Development District, zoning to PUD, Planned Unit Development District, zoning.

The applicant is requesting an amendment to the Avery Ranch Planned Unit Development (PUD) to allow Liquor Sales on Tracts II-B and III-F2. Tract II-B is located at the northwestern corner of Avery Ranch Boulevard and Parmer Lane and is currently developed with a retail shopping center. Tract III-F2 is an undeveloped parcel of land located at the southeastern corner of Avery Ranch Boulevard and Parmer Lane. The applicant plans to develop this site with a bank, a grocery store (Food Sales use), and other commercial retail uses.

The staff is supportive of this amendment request because the proposed Liquor Sales use will be constructed within planned retail shopping centers located at the intersection of two major arterial roadways. In addition, the proposed amendment to permit a Liquor Sales use on these two tracts within the PUD will allow the applicant to provide additional retail services to consumers living in the residential areas of the PUD development.

The Ordinance and public restrictive covenant reflect those conditions imposed by Council on 1<sup>st</sup> reading.

**OWNER/APPLICANT:** Shoal Creek, Ltd. (Robert D. Wunsch, President)

**AGENT:** Waterstone Development (Theresa Canchola)

**DATE OF FIRST READING/VOTE:** October 6, 2005/Approved PUD zoning  
(amendment to allow additional  
permitted uses) by consent  
(7-0); 1st reading

November 17, 2005/Postponed to December 15,  
2005 by consent at the staff's  
request (7-0)

**CITY COUNCIL DATE:** December 15, 2005

**CITY COUNCIL ACTION:**

**ASSIGNED STAFF: Sherri Sirwaitis**

**PHONE: 974-3057**  
**sherri.sirwaitis@ci.austin.tx.us**

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C814-99-0001.04

**Z.A.P. DATE:** September 6, 2005

**ADDRESS:** 14900 Avery Ranch Boulevard and 10550 Parmer Lane

**OWNER/APPLICANT:** Shoal Creek, Ltd. (Robert D. Wunsch, President)

**AGENT:** Waterstone Development (Theresa Canchola)

**ZONING FROM:** PUD

**TO:** PUD

**AREA:** Tract II-B: 7.06 acres

Tract III-F2: 15.00 acres

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to approve the proposed amendment to the permitted use table for Tract II-B and Tract III-F2 to permit a Liquor Sales use on each tract that will not exceed 6,000 square feet and prohibiting Cocktail Lounge uses on these tracts within the PUD.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

9/06/05: Approved staff's recommendation of PUD zoning by consent (9-0); J. Martinez-1<sup>st</sup>, J. Gohil-2<sup>nd</sup>.

### **DEPARTMENT COMMENTS:**

The applicant is requesting an amendment to the Avery Ranch Planned Unit Development (PUD) to allow Liquor Sales on Tracts II-B and III-F2. Tract II-B is located at the northwestern corner of Avery Ranch Boulevard and Parmer Lane and is currently developed with a retail shopping center. Tract III-F2 is an undeveloped parcel of land located at the southeastern corner of Avery Ranch Boulevard and Parmer Lane. The applicant plans to develop this site with a bank, a grocery store (Food Sales use), and other commercial retail uses.

The staff is supportive of this amendment request because the proposed Liquor Sales use will be constructed within planned retail shopping centers located at the intersection of two major arterial roadways. In addition, the proposed amendment to permit a Liquor Sales use on these two tracts within the PUD will allow the applicant to provide additional retail services to consumers living in the residential areas of the PUD development.

The applicant agrees with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

**TRACT II-B (located at the northwestern corner of Avery Ranch Boulevard and Parmer Lane):**

	ZONING	LAND USES
<i>Site</i>	PUD	Retail Shopping Center, Laundry Services
<i>North</i>	PUD	Undeveloped
<i>South</i>	IP-PDA	Undeveloped
<i>East</i>	PUD	Retail Sales (Walgreen's Drug Store), Developing Office Uses
<i>West</i>	PUD	Single-Family Residential

**TRACT III-F2 (located at the southeastern corner of Avery Ranch Boulevard and Parmer Lane):**

	ZONING	LAND USES
<i>Site</i>	PUD	Undeveloped
<i>North</i>	PUD	Retail Sales (Walgreen's Drug Store), Developing Office Uses
<i>South</i>	SF-4A	Undeveloped Strip of Land, Single-Family Residences
<i>East</i>	PUD	Undeveloped
<i>West</i>	PUD	Undeveloped

**AREA STUDY:** N/A

**TIA:** Not required

**WATERSHED:** Brushy Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** Yes

**NEIGHBORHOOD ORGANIZATIONS:**

485 – Riviera Springs Community Development Association

604 – Davis Spring HOA

985 - Davis Springs HOA

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-99-0001.03	PUD to PUD	9/21/04: Approved staff's recommendation of PUD amendment by consent (7-0, K. Jackson-off dias, J. Gohil-absent)	5/12/05: Postponed indefinitely by the applicant (7-0)

C814-99-0001.02	PUD to PUD	1/28/03: Approved staff's recommendation of PUD zoning (6-0, J. Martinez, K. Jackson-off dias)	2/27/03: Granted PUD zoning as rec. by the ZAP Commission on 1 <sup>st</sup> reading (6-0, Goodman-off dias)  4/24/03: Approved PUD (6-0, Garcia-off dias); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C814-99-0001.01	PUD to PUD	6/18/02: Posponed to 7/16/02 by the applicant (8-0, A. Adams-absent)  7/16/02: Postponed to 7/30/02 by the staff for re-notification purposes (6-0, M. Casias/ D. Castaneda/ K. Jackson-absent)  7/30/02: Postponed to 9/10/02 by the applicant and neighborhood (6-0, V. Aldridge-absent)  9/10/02: Approved staff's recommendation for PUD zoning; by consent (6-0, D. Castaneda-absent)	10/10/02: Granted PUD on 1st reading (7-0)  1/30/03: Approved PUD amendment (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-96-0085	SF-2 to SF-4A	Approved staff rec. of SF-4A (7-0)	9/5/96: Approved SF-4A (7-0); all 3 readings
C14-95-0093	SF-2 to IP	Approved LO (1 <sup>st</sup> 100') & IP-PDA (Remainder) (6-0)	Approved LO & IP-PDA (6-0); 1 <sup>st</sup> reading only  Approved LO (1 <sup>st</sup> 100') & IP-PDA subject to conditions (5-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings

**RELATED CASES:** C814-99-0001 (Avery Ranch PUD)

**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION
Avery Ranch Boulevard	130'	Varies	Arterial
Parmer Lane	250'	100'	Arterial

**CITY COUNCIL DATE:** October 6, 2005

**ACTION:** Approved PUD zoning (amendment to allow additional permitted uses) by consent (7-0); 1st reading

November 17, 2005

**ACTION:** Postponed to December 15, 2005 by consent at the staff's request (7-0)

December 15, 2005

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup> 10/06/05

2<sup>nd</sup>

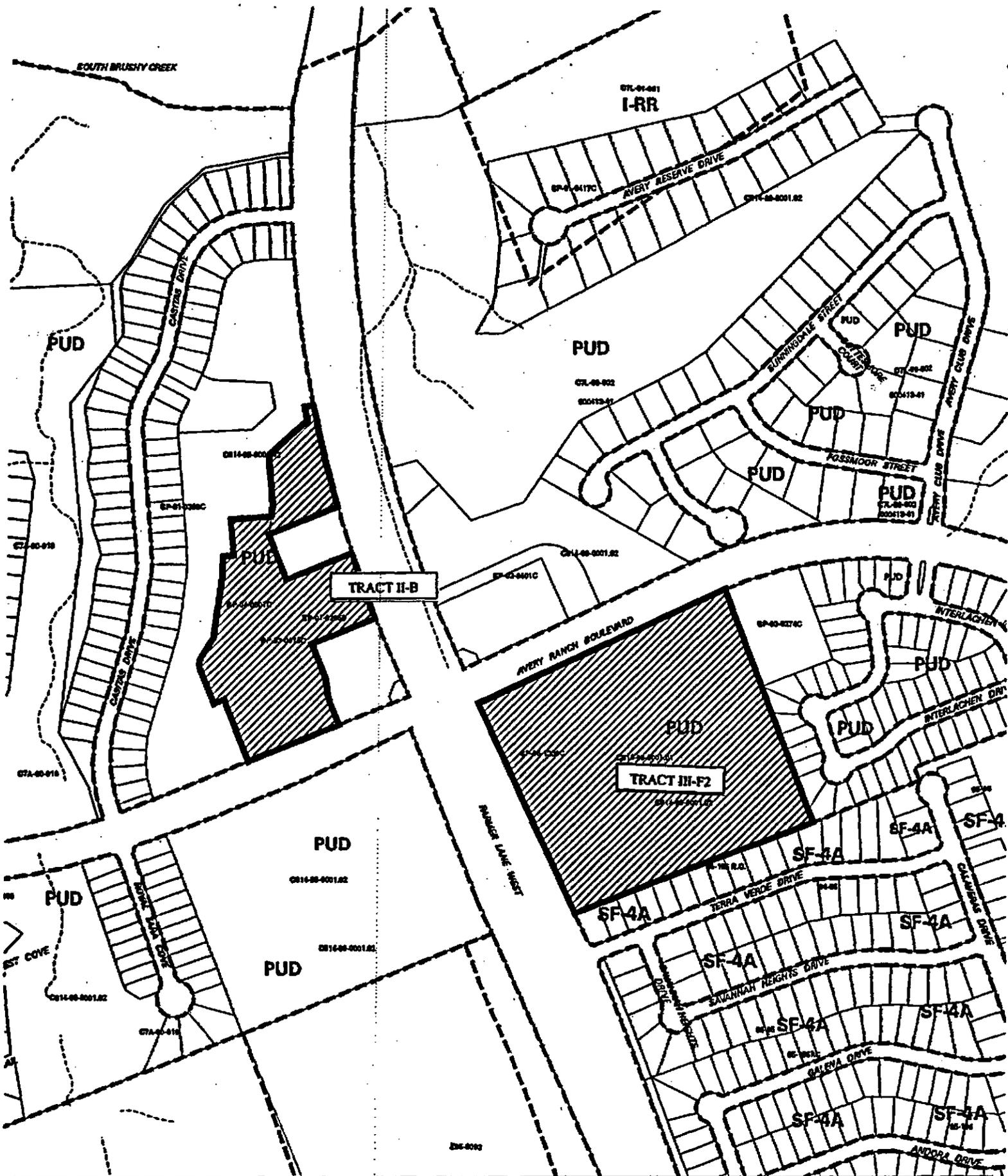
3<sup>rd</sup>

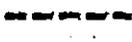
**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057

**sherri.sirwaitis@ci.austin.tx.us**



 1" = 400'	<b>SUBJECT TRACT</b> 	<b>PLANNED UNIT DEVELOPMENT</b> <b>CASE #: C814-99-0001.04</b> <b>ADDRESS: 14900 AVERY RANCH BLVD</b> <b>SUBJECT AREA (acres): 22.430</b>		<b>DATE: 05-08</b> <b>INTLS: SM</b>	<b>CITY GRID REFERENCE NUMBER</b> <b>G42</b>
	<b>PENDING CASE</b> 				
	<b>ZONING BOUNDARY</b> 				
	<b>CASE MGR: S. SIRWAITIS</b>				





## **STAFF RECOMMENDATION**

The staff's recommendation is to approve the proposed amendment to the permitted use table for Tract II-B and Tract III-F2 to permit a Liquor Sales use on each tract that will not exceed 6,000 square feet and prohibiting Cocktail Lounge uses on these tracts within the PUD.

## **BASIS FOR RECOMMENDATION**

- 1. The Planned Unit Development District (PUD) is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater flexibility for development proposed within the PUD.*

The Avery Ranch PUD has a mixture of residential and commercial uses, with large open spaces/parkland areas that are to be connected to the Williamson County trail system to the north that will be utilized by residents of the PUD.

The proposed amendment to the Avery Ranch PUD will not alter the overall benefits or intent of the PUD development. The amendment will permit the small a Liquor Sales use on tracts within the PUD that are currently planned to provide retail services to the residents of the PUD.

- 2. Zoning should allow for reasonable use of the property.*

The proposed amendment to permit a 6,000 square foot Liquor Sales use on Tract II-B and Tract III-F2 would allow the applicant to provide additional retail services to the surrounding residential areas.

- 3. Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The proposed Liquor Sales use for Tract II-B and Tract III-F2 would be constructed within a planned retail shopping center located at the intersection of two arterial roadways, Farmer Lane and Avery Ranch Boulevard.

## **EXISTING CONDITIONS**

### **Site Characteristics**

Currently, Tract II-B is developed with a retail shopping center that includes a Jack Brown Cleaners (SP-03-0310C). Tract III-F2 is undeveloped. However, a site plan for a Financial Services use (SP-05-1339C-American Bank) is currently under review by the city staff for this location.

**Impervious Cover**

Impervious cover is controlled by Chapter 25-8 of the City's Land Development Code, as amended by the PUD Ordinance.

**Environmental**

The site is located over the North Edward's Aquifer Recharge Zone. The site is in the Brushy Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

**Drainage Construction**

Please place the following note on the cover sheet of the plans: "Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers."

**PLAN/PLAT NOTES**

Add the following Detention Note [LDC 25-7-61, DCM 1.2.2, DCM 8.2.1, DCM 8.3.2]:

**ON-SITE DETENTION**

"Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods. "

**Transportation**

No additional right-of-way is required at this time. Additional right-of-way will be required per the AMATP and the approved PUD plan.

This site is within the area covered by State legislation (S.B. 1396), which went into effect September 1, 1995. Under this legislation, the City may not "deny, limit, delay, or condition the use of development of land...because of traffic or traffic operations that would result from the proposed use or development of the land." A traffic impact analysis is not required for any development within this area, and traffic issues may not be considered in the approval of the application. Right-of-way dedication, however, may still be required.

Capital Metro bus service is not available within 1/4 mile of this property.

There are existing sidewalks along Avery Ranch Boulevard.

**Existing Street Characteristics:**

<b>NAME</b>	<b>ROW</b>	<b>PAVEMENT</b>	<b>CLASSIFICATION</b>
<b>Avery Ranch Boulevard</b>	<b>130'</b>	<b>Varies</b>	<b>Arterial</b>
<b>Parmer Lane</b>	<b>250'</b>	<b>100'</b>	<b>Arterial</b>

**Water Quality**

**RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. The Engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not THE APPLICATION IS REVIEWED for code compliance BY CITY ENGINEERS.**

**This project is located at Avery Ranch Blvd at Parmer Lane. It is located in the Brushy Creek Watershed, which is classified as a Water Supply Suburban Watershed.**

**Stormwater Detention**

**At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.**

**Parks and Recreation**

**No comment.**

**Compatibility Standards**

**No comments regarding proposed addition of *Liquor Sales* to the permitted uses in the commercial zoning.**



**TABLE 1**  
**USE DEVELOPMENT REGULATIONS**

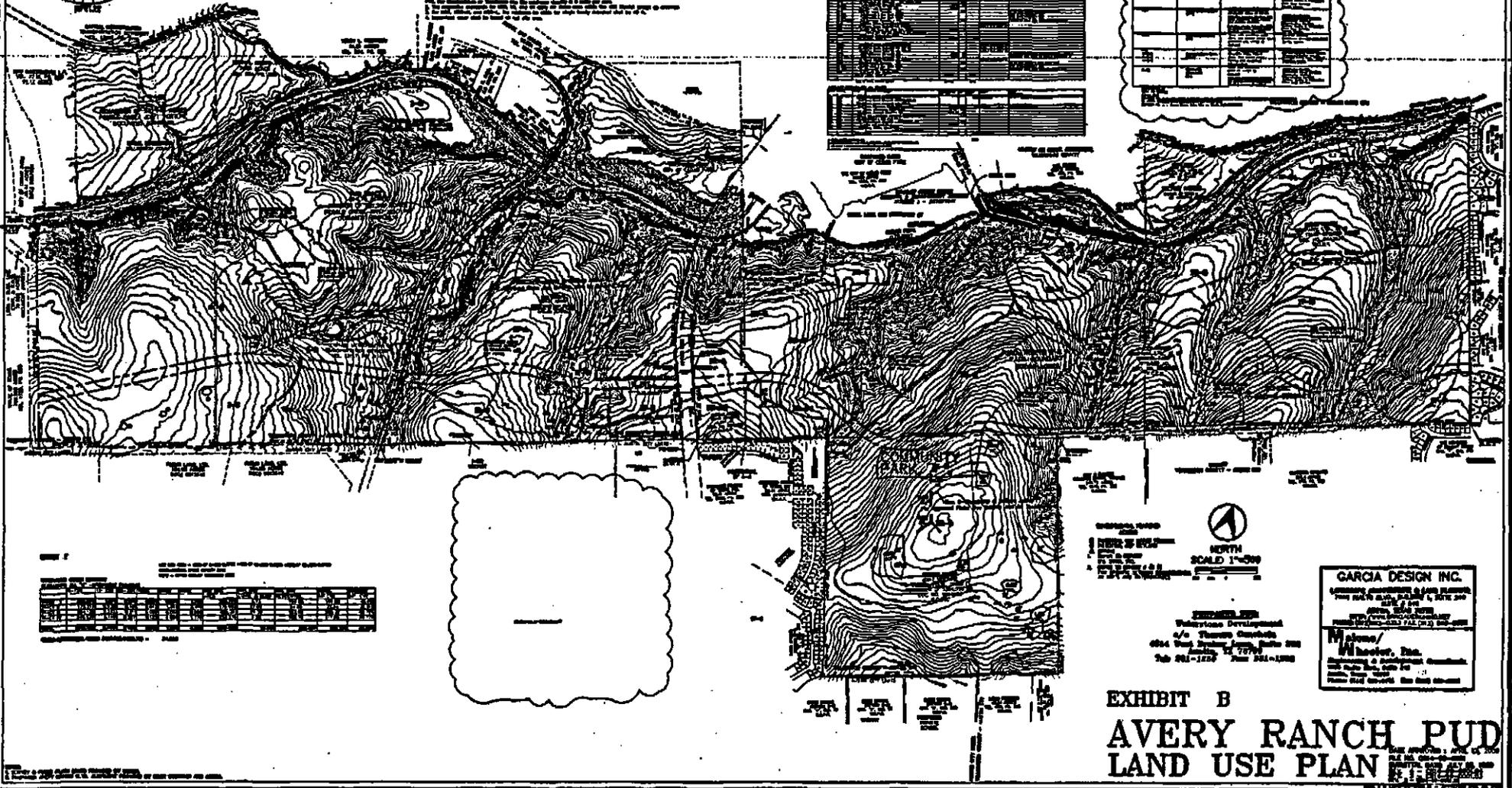
USE	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MAXIMUM BUILDING HEIGHT	MAXIMUM GROUND COVER	MAXIMUM LOT COVERAGE	MAXIMUM LOT DENSITY	MAXIMUM NUMBER OF UNITS	MAXIMUM NUMBER OF STORIES	MAXIMUM NUMBER OF PARKING SPACES	MAXIMUM NUMBER OF DRIVEWAYS	MAXIMUM NUMBER OF DRIVEWAYS PER LOT	MAXIMUM NUMBER OF DRIVEWAYS PER BLOCK	MAXIMUM NUMBER OF DRIVEWAYS PER TRAIL	MAXIMUM NUMBER OF DRIVEWAYS PER TRAIL PER LOT	MAXIMUM NUMBER OF DRIVEWAYS PER TRAIL PER BLOCK	MAXIMUM NUMBER OF DRIVEWAYS PER TRAIL PER TRAIL
RESIDENTIAL SINGLE-FAMILY	5,000	30	10	5	5	35	30%	30%	1	1	1	1	1	1	1	1	1	1	1
RESIDENTIAL MEDIUM-DENSITY	3,000	20	10	5	5	35	30%	30%	2	2	2	2	2	2	2	2	2	2	2
RESIDENTIAL HIGH-DENSITY	2,000	15	10	5	5	35	30%	30%	3	3	3	3	3	3	3	3	3	3	3
COMMERCIAL	5,000	30	10	5	5	35	30%	30%	1	1	1	1	1	1	1	1	1	1	1
INDUSTRIAL	5,000	30	10	5	5	35	30%	30%	1	1	1	1	1	1	1	1	1	1	1

**TABLE 2**  
**USE DEVELOPMENT REGULATIONS**

USE	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MAXIMUM BUILDING HEIGHT	MAXIMUM GROUND COVER	MAXIMUM LOT COVERAGE	MAXIMUM LOT DENSITY	MAXIMUM NUMBER OF UNITS	MAXIMUM NUMBER OF STORIES	MAXIMUM NUMBER OF PARKING SPACES	MAXIMUM NUMBER OF DRIVEWAYS	MAXIMUM NUMBER OF DRIVEWAYS PER LOT	MAXIMUM NUMBER OF DRIVEWAYS PER BLOCK	MAXIMUM NUMBER OF DRIVEWAYS PER TRAIL	MAXIMUM NUMBER OF DRIVEWAYS PER TRAIL PER LOT	MAXIMUM NUMBER OF DRIVEWAYS PER TRAIL PER BLOCK	MAXIMUM NUMBER OF DRIVEWAYS PER TRAIL PER TRAIL
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INDUSTRIAL	5,000	30	10	5	5	35	30%	30%	1	1	1	1	1	1	1	1	1	1	1

**TABLE 3**  
**USE DEVELOPMENT REGULATIONS**

USE	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MAXIMUM BUILDING HEIGHT	MAXIMUM GROUND COVER	MAXIMUM LOT COVERAGE	MAXIMUM LOT DENSITY	MAXIMUM NUMBER OF UNITS	MAXIMUM NUMBER OF STORIES	MAXIMUM NUMBER OF PARKING SPACES	MAXIMUM NUMBER OF DRIVEWAYS	MAXIMUM NUMBER OF DRIVEWAYS PER LOT	MAXIMUM NUMBER OF DRIVEWAYS PER BLOCK	MAXIMUM NUMBER OF DRIVEWAYS PER TRAIL	MAXIMUM NUMBER OF DRIVEWAYS PER TRAIL PER LOT	MAXIMUM NUMBER OF DRIVEWAYS PER TRAIL PER BLOCK	MAXIMUM NUMBER OF DRIVEWAYS PER TRAIL PER TRAIL
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INDUSTRIAL	5,000	30	10	5	5	35	30%	30%	1	1	1	1	1	1	1	1	1	1	1



**TABLE 4**  
**USE DEVELOPMENT REGULATIONS**

USE	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MAXIMUM BUILDING HEIGHT	MAXIMUM GROUND COVER	MAXIMUM LOT COVERAGE	MAXIMUM LOT DENSITY	MAXIMUM NUMBER OF UNITS	MAXIMUM NUMBER OF STORIES	MAXIMUM NUMBER OF PARKING SPACES	MAXIMUM NUMBER OF DRIVEWAYS	MAXIMUM NUMBER OF DRIVEWAYS PER LOT	MAXIMUM NUMBER OF DRIVEWAYS PER BLOCK	MAXIMUM NUMBER OF DRIVEWAYS PER TRAIL	MAXIMUM NUMBER OF DRIVEWAYS PER TRAIL PER LOT	MAXIMUM NUMBER OF DRIVEWAYS PER TRAIL PER BLOCK	MAXIMUM NUMBER OF DRIVEWAYS PER TRAIL PER TRAIL
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INDUSTRIAL	5,000	30	10	5	5	35	30%	30%	1	1	1	1	1	1	1	1	1	1	1

**SCALE 1"=50'**  
**NORTH**

**GARCIA DESIGN INC.**  
 LANDSCAPE ARCHITECTURE & PLANNING  
 10000 W. 10th Ave., Suite 100  
 Golden, CO 80401  
 Phone: 303-440-1111  
 Fax: 303-440-1112

**EXHIBIT B**  
**AVERY RANCH PUD**  
**LAND USE PLAN**

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-99-0001.04

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

September 6, 2005 Zoning and Platting

Commission



JUSTIN TONG

Your Name (please print)

15900 ESTENCIA REY, AUSTIN, TX 78717

Your address(es) affected by this application

*Justin Tong*

Signature

8/27/06

Date

Comments:

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If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-99-0001.04  
Contact: Sherri Sirwaitis, (512) 974-3057  
Public Hearing:  
September 6, 2005 Zoning and Platting  
Commission

I am in favor  
 Object

Robert Cummings  
Your Name (please print)

1009 Loxley Lane, Austin, TX  
Your address(es) affected by this application 78717

[Signature] 8-29-05  
Signature Date

Comments: I do not want a  
zoning change that would  
allow a larger store to be  
built.

If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

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Public Hearing:

September 6, 2005 Zoning and Platting

Commission



ELEBAR CAMEZ

Your Name (please print)

1100 QUARRY OAKS TR. AUSTIN TX 78718

Your address(es) affected by this application

[Signature]  
Signature

08-29-05

Date

Comments:

I REJECT ANY PROPOSAL FOR BUSINESS  
TO SELL ALCOHOL IN THIS NEIGHBORHOOD  
IN ANY FORM OR MODE.  
DOING THAT WILL IMPACT THE GREAT  
FAMILY FRIENDLY ATMOSPHERE AND  
SAFETY THIS NEIGHBORHOOD HAS FOR  
ALL ITS RESIDENTS

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

## PUBLIC HEARING INFORMATION

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Case Number: C814-99-0001.04  
Contact: Sherri Sirwaitis, (512) 974-3057  
Public Hearing:  
September 6, 2005 Zoning and Platting  
Commission



Ryan B. COOVER

Your Name (please print)

10209 LOKLEY LANE AUSTIN TX, 78717

Your address(es) affected by this application

[Signature]

Signature

9/29/2005

Date

Comments: Thankyou for this notice.

My objection is due to the fact that  
the school districts stadium is less than  
300 ft away from these properties. Limiting  
the abuse of Alchohol so close to an  
active area where student and families  
attended is the reason not to allow  
liquor sales on these properties.

Again thank you for

the notice. Ryan B. Coover

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Commission



KEVIN BOLTON

Your Name (please print)

74508 BALLINAMOR DR. AUSTIN

Your address(es) affected by this application

Kevin Bolton

Signature

8/27/05

Date

Comments:

Require sales add in no way  
to the value nor desirability  
of our neighborhood. I strongly  
object to the proposed changes!

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Commission

I am in favor  
 Object

Holly Roff, Avery Roff, Chelsea Roff, Donna Rose  
Your Name (please print)

9328 Meyrick Park Trail  
Your address(es) affected by this application

Holly Vand Roff  
Signature  
8/28/2005  
Date

Comments:  
Who is submitting this request anyway?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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I am in favor  
 Object

Kevin & Julie Rhodes  
Your Name (please print)

15020 Banbridge Trl  
Your address(es) affected by this application

Kevin  
Signature  
9-3-05  
Date

Comments:  
This neighborhood has under the of many, many children. Why must we allow them constant, day-to-day exposure to a liquor establishment? They will be exposed "enough" later in their youth. But please, please, please not here by their home.  
\_\_\_\_\_  
Kevin & Julie

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Yvonne Lucero

Your Name (please print)

1452 Lilley Brook Cove

Your address(es) affected by this application

Yvonne Lucero  
Signature

8/31/05  
Date

Comments:

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Commission



DANIEL MORAN

Your Name (please print)

9404 BILLINGHAM TRAIL

Your address(es) affected by this application

[Signature]  
Signature

8/24/05  
Date

Comments:

NO COMMENT

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I am in favor  
 I object

ELIZABETH JOSEPH

Your Name (please print)

11309 LOS COMANCHEROS RD

Your address(es) affected by this application

*Elizabeth*

*8/28/05*

Signature

Date

Comments: No liquor in 25 mile vicinity of residence  
Liquor sale near any  
residential area  
is not to be allowed.  
Liquor sale near residential  
are as creating  
trouble. No promise is  
good enough to avoid  
trouble in the future,  
which inevitably will happen

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I am in favor  
 I object

GLEN C. MILLER

Your Name (please print)

15437 FISHER ISLAND DR, AUSTIN TX 78717

Your address(es) affected by this application

*Glen C Miller*

*8/28/05*

Signature

Date

Comments:

MY WIFE AND I OBJECT TO  
A LIQUOR STORE IN OUR  
NEIGHBORHOOD IF APPROVED THIS  
ZONING CHANGE WILL RESULT  
IN AT LEAST FOUR (4) LIQUOR  
OUTLETS IN AN APPROXIMATE  
3.5 MILE RADIUS. SUCH BUSINESSES  
ARE DETRIMENTAL TO FAMILY VALUES  
AND THE QUALITY OF LIFE OF THIS NEIGHBORHOOD  
IF GRANTED THIS REZONING REQUEST WILL  
ALLOW A  
LIQUOR STORE  
"NEXT DOOR"  
TO A CHILDREN'S  
SCHOOL WHICH  
FEELS ILLEGAL.

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Public Hearing:

September 6, 2005 Zoning and Platting

Commission



*Silesia Duplessis-Gore*

Your Name (please print)

*15612 Interlachen Dr. Austin 78717*

Your address(es) affected by this application

*Silesia Duplessis-Gore 8-31-05*

Signature

Date

Comments:

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Commission

I am in favor  
 Object

WAYNE COOPER SMITH  
Your Name (please print)

9805 VALDERAMA DRIVE  
Your address(es) affected by this application

Wayne Cooper Smith 08/31/05  
Signature Date

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Commission

I am in favor  
 Object

Brian K. + Kathryn A Lilly  
Your Name (please print)

10328 Avery Club Dr Austin 78717  
Your address(es) affected by this application

[Signature] [Signature] 8/28/05  
Signature Date

Comments: Too close to Preschool/Day Care  
and Single Family Residences.  
There are already business  
establishments nearby that provide  
this service already (Parmer + 620)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Mrs MARY BOWEN  
Your Name (please print)

10817 Quarry Oaks Trail - Austin 78717  
Your address(es) affected by this application

~~Sue~~ Mary Bowen 9-6-05  
Signature Date

Comments: We bought here because  
this area he wants for a  
liquor store has shows  
abutting the across directly,  
this developer has pictures of  
little children with parents to  
like young families in it to  
buy safety! A liquor store  
has no place here. It can  
easily become a "bar" in time.  
(Drunk drivers on our streets)

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*p.s. I read this  
notice on Sept 6, 2005  
too late!*

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Michael Guerrero

Your Name (please print)

10521 Dunham Forest Rd. Austin, TX 78717

Your address(es) affected by this application

Michael Guerrero

Signature

8/31/05

Date

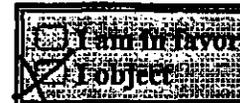
Comments:

Alcohol should not be sold when there is a children's nursery in close proximity to the store.

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Commission



John Nelson

Your Name (please print)

15208 Sunningdale, Austin, TX 78717

Your address(es) affected by this application

John Nelson

Signature

9/3/05

Date

Comments:

I am concerned about liquor stores significantly decreasing property values and being close to my children playing and schools

Liquor stores will draw potential undesirable individuals to our neighborhood.

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Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Maria C. Atkinson  
Your Name (please print)

15013 Bowbridge Trail Austin, TX 78717  
Your address(es) affected by this application

Maria C. Atkinson      23 Sept 05  
Signature      Date

Comments: I object to any liquor  
establishments in my neighborhood.

If you use this form to comment, it may be returned to:  
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Commission

I am in favor  
 I object

ARUNACHALAM ARUNACHALAM  
Your Name (please print)

14609 BALLIMAMORE DR, AUSTIN, TX - 78717  
Your address(es) affected by this application

A. Arunachalam 09/14/05  
Signature Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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